

Grantee: Chandler, AZ

Grant: B-08-MN-04-0502

April 1, 2012 thru June 30, 2012 Performance Report



Grant Number:

B-08-MN-04-0502

Obligation Date:**Award Date:****Grantee Name:**

Chandler, AZ

Contract End Date:

03/20/2013

Review by HUD:

Reviewed and Approved

Grant Amount:

\$2,415,100.00

Grant Status:

Active

QPR Contact:

Janice Tanzer

Estimated PI/RL Funds:

\$1,000,000.00

Total Budget:

\$3,415,100.00

Disasters:**Declaration Number**

No Disasters Found

Narratives**Areas of Greatest Need:**

The HUD Estimated Foreclosure Abandonment Risk Score (Risk Score) measures the estimated risk of home foreclosure and abandonment for every Census Tract in the State. This score is scaled from 0 to 10, with 10 being the highest or greatest risk. The Risk Scores were developed by HUD to assist grantees in targeting the areas of greatest need within their jurisdictions. Utilizing the HUD provided dataset, Chandler identified the zip code 85225 as having the most significant risk of foreclosure. This strategy will focus on eligible Census Tract within the 85225 zip code that HUD has identified as having the highest risk for foreclosures.

Distribution and and Uses of Funds:

June 2012: Funds have been reallocated from Administration and Planning Costs to activities and projects in Eligible Use B, increasing down payment assistance and funds for acquisition, rehabilitation, resale activities. In addition, a separate activity has been established for Newtown's Housing Counseling Program. All funds remain obligated and none of the changes require public comment or a substantial amendment process.

After analyzing foreclosure trends and code complaints, staff proposes targeting the 85225 zip code for programs using the NSP funds with the following NSP strategies:

1. Development of a Chandler Community Land Trust (CCLT). The amount of \$1,468,500 will be used to purchase, rehabilitate and sell up to 15 formerly vacant, foreclosed single-family homes to income-qualified residents. Under this program the participants will purchase only the structure, the home, and not the land. The land will remain in possession of the Land Trust and leased to the homeowner until they sell the home. When the homeowner chooses to sell the home, the lease is terminated and any appreciation in the home's value will be split between the homeowner and the Land Trust. This system will reduce the purchase costs for the participant while sharing equity and ensuring that the home will remain permanently affordable as part of the Land Trust. The families that are envisioned for these properties are between 81% and 120% of area media income (AMI), or approximately \$53,300 to \$79,900 annually for a family of four. Qualifying to purchase only the house also greatly reduces the amount of the mortgage for which these families would have to apply.
2. Creation of permanent affordable rental housing. Approximately \$655,100 will be used to purchase and rehabilitate up to six vacant, foreclosed multifamily properties and rent them to income-qualified families. This is unlike the Section 8 program in that no voucher will be required. The families will be selected, evaluated and monitored by the partnering non-profit for their suitability for the program. The partnering non-profit will assume responsibility for the on-going maintenance of the properties after acquisition.
3. Down Payment Assistance. Approximately \$54,500 will be used to assist qualified potential homebuyers with down payment assistance. These funds will be distributed to residents purchasing a house through the Land Trust to make the Land Trust component even more affordable. The downpayment assistance will be secured with a ten-year forgivable lien on the purchased property. The partnering non-profit will qualify, educate and monitor the new homeowners. Within the 85225 zip code, these three strategies will be targeted to Census Tracts identified by HUD as most at risk for foreclosure.
4. Administrative support &ndash No more than \$91,800 can be used for staff support of any of the programs initiated through the NSP. This can include the staff support provided by the City and the City's non-profit partners in these programs.

Definitions and Descriptions:

Low Income Targeting:

While 25% of our grant amount set aside for low-income housing activities (under 50% AMI) is \$603,775, we have actually awarded \$655,100 to the Affordable Rental Movement. This is \$50,000 more than originally budgeted (\$605,100) as a result of a reallocation of NSP funds when the Downpayment Assistance activity was reduced from \$100,000 to \$50,000 as a result of a revised analysis of demand. The \$655,100 will be used to purchase and rehabilitate up to six vacant, foreclosed multifamily properties and rent them to income-qualified families. This is unlike the Section 8 program in that no voucher will be required. The families will be selected, evaluated and monitored by the partnering non-profit for their suitability for the program. The partnering non-profit will assume responsibility for the on-going maintenance of the properties after acquisition.

Acquisition and Relocation:

Acquisition of approximately 15 single family homes will be acquired through our Community Land Trust Program and an additional 6 homes will be acquired through our Permanent Rental Housing program. No relocations will be performed through these activities.

Public Comment:

In addition to the standard published comment period, a public hearing was held at the February 12, 2009 City of Chandler Council Meeting. No comments were made during the public comment period or at the public hearing.

On March 20, 2010 the City of Chandler published our Amendment I to the Substantial Amendment for a 15-day comment period. No comments were made during the public comment period.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$3,385,100.00
Total Budget	\$543,183.65	\$3,385,100.00
Total Obligated	\$399,383.65	\$3,271,300.00
Total Funds Drawdown	\$395,216.04	\$2,823,375.88
Program Funds Drawdown	\$271,403.18	\$2,242,746.67
Program Income Drawdown	\$123,812.86	\$580,629.21
Program Income Received	\$123,812.86	\$580,629.21
Total Funds Expended	\$781,928.38	\$2,833,453.19
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$362,265.00	\$0.00
Limit on Admin/Planning	\$241,510.00	\$70,505.04
Limit on State Admin	\$0.00	\$70,505.04

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$603,775.00	\$655,100.00



Overall Progress Narrative:

In the spring of 2012, the City analyzed the status of these projects and in a desire to expend funds prior to the expenditure deadline, made the decision to reallocate funds from projects which were not expending funds, to those that were. Through this reallocation, Newtown's acquisition/rehabilitation/resale program was awarded an additional \$143,800 in funds for their program and an additional \$4,500 for down payment assistance. It is anticipated that an additional one to two houses can be acquired by Newtown using the allocation and one additional family can be provided down payment assistance.

Also, as a result of HUD direction, we created a separate subrecipient agreement with Newtown for housing counseling and one for Newtown's developer activities.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
09ACQ, Land Bank Acquisition	\$0.00	\$1,400.00	\$0.00
09Admin, Administration and Planning Costs	\$9,627.29	\$91,800.00	\$70,505.04
09PRH, Acquisition/Purchase and Rehabilitation	\$0.00	\$655,100.00	\$655,100.00
DPA09, Acquisition/Purchase and Rehabilitation	\$10,000.00	\$54,500.00	\$48,641.63
HC09, Housing Counseling	\$0.00	\$0.00	\$0.00
LT09, Acquisition/Purchase and Rehabilitation	\$251,775.89	\$2,612,300.00	\$1,468,500.00



Activities

Grantee Activity Number:	09ACQ
Activity Title:	Land Bank - Acquisition

Activity Category:

Acquisition - general

Project Number:

09ACQ

Projected Start Date:

03/12/2009

Benefit Type:

Area ()

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Land Bank Acquisition

Projected End Date:

03/12/2013

Completed Activity Actual End Date:

04/30/2012

Responsible Organization:

City of Chandler

Overall**Total Projected Budget from All Sources****Apr 1 thru Jun 30, 2012**

N/A

To Date

\$1,400.00

Total Budget

\$1,400.00

\$1,400.00

Total Obligated

\$1,400.00

\$1,400.00

Total Funds Drawdown

\$0.00

\$0.00

Program Funds Drawdown

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$1,400.00

\$1,400.00

City of Chandler

\$1,400.00

\$1,400.00

Match Contributed

\$0.00

\$0.00

Activity Description:

Funds were utilized to conduct appraisals of potential properties to be acquired. Property acquisition did not proceed post-appraisal.

Location Description:**Activity Progress Narrative:**

Funds were utilized to conduct appraisals of potential properties to be acquired. Property acquisition did not proceed post-appraisal.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	09Admin
Activity Title:	Administration

Activity Category:

Administration

Project Number:

09Admin

Projected Start Date:

03/30/2009

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration and Planning Costs

Projected End Date:

03/12/2013

Completed Activity Actual End Date:
Responsible Organization:

City of Chandler

Overall
Total Projected Budget from All Sources
Total Budget
Total Obligated
Total Funds Drawdown
Program Funds Drawdown
Program Income Drawdown
Program Income Received
Total Funds Expended

City of Chandler

Match Contributed
Apr 1 thru Jun 30, 2012

N/A

(\$149,700.00)

(\$149,700.00)

\$9,627.29

\$9,627.29

\$0.00

\$0.00

\$10,712.31

\$10,712.31

\$0.00

To Date

\$91,800.00

\$91,800.00

\$91,800.00

\$70,505.04

\$70,505.04

\$0.00

\$0.00

\$79,182.35

\$79,182.35

\$0.00

Activity Description:

No more than \$91,800 can be used for staff support of any of the programs initiated through the NSP. This can include the staff support provided by the City and the City's non-profit partners in these programs.

Location Description:
Activity Progress Narrative:

The City of Chandler continued to provide administrative oversight of Chandler's NSP 1 program. Activities this quarter included: following up on issues identified in the on-site monitoring of the 2 nonprofit subrecipients during the last quarter of 2011; reviewing and approving invoices; working with HUD on program documentation; revising contracts for the Land Trust and Down Payment Assistance due to the reallocation of funds; updating the Action Plan; and completing the QPR report.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	09DPA
Activity Title:	Down-payment Assistance program

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

DPA09

Projected Start Date:

07/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Purchase and Rehabilitation

Projected End Date:

03/12/2013

Completed Activity Actual End Date:
Responsible Organization:

Newtown Community Development Corp.

Overall	Apr 1 thru Jun 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$54,500.00
Total Budget	\$4,500.00	\$54,500.00
Total Obligated	\$4,500.00	\$54,500.00
Total Funds Drawdown	\$10,000.00	\$48,641.63
Program Funds Drawdown	\$10,000.00	\$48,641.63
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$5,563.93	\$48,641.63
City of Chandler	(\$4,436.07)	\$38,641.63
Newtown Community Development Corp.	\$10,000.00	\$10,000.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Approximately \$54,500 will be used to assist qualified potential homebuyers with down payment assistance. These funds will be distributed to residents purchasing a house through the Land Trust to make the Land Trust component even more affordable. The downpayment assistance will be secured with a ten-year forgivable lien on the purchased property. The partnering non-profit will qualify, educate and monitor the new homeowners. The individual receiving down payment assistance are captured in the Land Trust activity.

Location Description:

HUDs Estimated Foreclosure Abandonment Risk Score (Risk Score) measures the estimated risk of home foreclosure and abandonment risk for every Census Tract in the State. This score is scaled from 0 to 10, with 10 being the highest or greatest risk. The Risk Scores were developed by HUD to assist grantees in targeting the areas of greatest need within their jurisdictions. Utilizing the HUD provided dataset, Chandler identified the zip code 85225 as having the most significant risk of foreclosure. This strategy will focus on eligible Census Tracts within the 85225 zip code that HUD has identified as having the highest risk for foreclosures.

Activity Progress Narrative:

During this quarter, an additional \$4,500.00 was allocated to this activity, and 89% of the funds for the activity have been expended. An eligible buyer closed on a home and received downpayment assistance, purchasing a house through the Land Trust. The downpayment assistance is secured with a ten-year forgivable lien on the purchased property. The partnering non-profit qualified and educated the new homeowner and will continue to monitor them. Expenditures prior to this quarter were reported under City of Chandler. During this quarter the responsible organization was corrected to Newtown Community Development Corp., and expenditures for this quarter were reported under Newtown. Any remaining funds for this activity will be reported under Newtown.

The addresses for this activity are also reported in activity CLT09, Community Land Trust.
An adjustment was made to the City of Chandler expenditures for prior expenditures that were incorrect.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	7/0
# of Singlefamily Units	0	7/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/0	6/0	7/0	100.00
# Owner Households	0	0	0	1/0	6/0	7/0	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	09PRH
Activity Title:	Permanent Rental Housing

Activity Category:

Acquisition - general

Project Number:

09PRH

Projected Start Date:

06/30/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Purchase and Rehabilitation

Projected End Date:

03/12/2013

Completed Activity Actual End Date:

09/28/2010

Responsible Organization:

ARM of Save the Family

Overall
Total Projected Budget from All Sources
Apr 1 thru Jun 30, 2012

N/A

To Date

\$655,100.00

Total Budget

\$0.00

\$655,100.00

Total Obligated

\$0.00

\$655,100.00

Total Funds Drawdown

\$0.00

\$655,100.00

Program Funds Drawdown

\$0.00

\$655,100.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$655,100.00

ARM of Save the Family

\$0.00

\$0.00

City of Chandler

\$0.00

\$655,100.00

Match Contributed

\$0.00

\$0.00

Activity Description:

Approximately \$655,100 will be used to purchase and rehabilitate up to six vacant, foreclosed single family attached properties and rent them to income-qualified families. This is unlike the Section 8 program in that no voucher will be required. The families will be selected, evaluated and monitored by the partnering non-profit for their suitability for the program. The partnering non-profit will assume responsibility for the on-going maintenance of the properties after acquisition.

Location Description:

HUDs Estimated Foreclosure Abandonment Risk Score (Risk Score) measures the estimated risk of home foreclosure and abandonment for every Census Tract in the State. This score is scaled from 0 to 10, with 10 being the highest or greatest risk. The Risk Scores were developed by HUD to assist grantees in targeting the areas of greatest need within their jurisdictions. Utilizing the HUD provided dataset, Chandler identified the zip code 85225 as having the most significant risk of foreclosure. This strategy will focus on eligible Census Tract within the 85225 zip code that HUD has identified as having the highest risk for foreclosures.

Activity Progress Narrative:

This activity is complete.

Accomplishments Performance Measures
This Report Period
Total
Cumulative Actual Total / Expected
Total


# of Properties	0	6/6
# of buildings (non-residential)	0	0/6
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	6/6
Total acquisition compensation to	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	6/6
# of Singlefamily Units	0	6/6

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	6/6	0/0	6/6	100.00
# of Persons	0	0	0	0/0	0/0	0/0	0
# Renter Households	0	0	0	6/6	0/0	6/6	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00



Grantee Activity Number:	CLT09
Activity Title:	Community Land Trust

Activity Category:

Acquisition - general

Project Number:

LT09

Projected Start Date:

04/30/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Purchase and Rehabilitation

Projected End Date:

03/12/2013

Completed Activity Actual End Date:
Responsible Organization:

Newtown Community Development Corp.

Overall
Total Projected Budget from All Sources
Apr 1 thru Jun 30, 2012

N/A

To Date

\$2,612,300.00

Total Budget

\$686,983.65

\$2,612,300.00

Total Obligated

\$543,183.65

\$2,468,500.00

Total Funds Drawdown

\$375,588.75

\$2,049,129.21

Program Funds Drawdown

\$251,775.89

\$1,468,500.00

Program Income Drawdown

\$123,812.86

\$580,629.21

Program Income Received

\$123,812.86

\$580,629.21

Total Funds Expended

\$764,252.14

\$2,049,129.21

City of Chandler

\$0.00

\$1,284,877.07

Newtown Community Development Corp.

\$764,252.14

\$764,252.14

Match Contributed

\$0.00

\$0.00

Activity Description:

The amount of \$2,582,300 will be used to purchase and sell up to 17 formerly vacant, foreclosed single-family homes to income-qualified residents. This amount includes \$1,582,300 in NSP1 funds and the balance is estimated Program Income. Under this program the participants will purchase only the structure, the home, and not the land. The land will remain in possession of the Land Trust and leased to the homeowners until they sell the home. When the homeowner chooses to sell the home, the lease is terminated and any appreciation in the home's value will be split between the homeowner and the Land Trust. This system will reduce the purchase costs for the participant while sharing equity and ensuring the home will remain permanently affordable as a part of the Land Trust. The families that are envisioned for these properties are between 81% and 120% of area media income (AMI), or approximately \$53,300 to \$79,900 annually for a family of four. Qualifying to purchase only the house greatly reduces the amount of the mortgage for which these families would have to apply. The Land Trust is managed by Newtown Community Development Corp.

Location Description:

HUDs Estimated Foreclosure Abandonment Risk Score (Risk Score) measures the estimated risk of home foreclosure and abandonment risk for every Census Tract in the State. This score is scaled from 0 to 10, with 10 being the highest or greatest risk. The Risk Scores were developed by HUD to assist grantees in targeting the areas of greatest need within their jurisdictions. Utilizing the HUD provided dataset, Chandler identified the zip code 85225 as having the most significant risk of foreclosure. This strategy will focus on eligible Census Tracts within the 85225 zip code that HUD has identified as having the highest risk for foreclosures.

Activity Progress Narrative:

Newtown purchased 3 additional homes this quarter to be rehabilitated. 3 first-time buyers closed this quarter. \$522,622.94 of previous program income expenditures that had not been reported were included in this quarter's expenditures.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	3	16/17
Total acquisition compensation to	0	2/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	3	16/17
# of Singlefamily Units	3	16/17

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	3	3	1/2	14/10	16/17	93.75
# Owner Households	0	3	3	1/2	14/10	16/17	93.75

Activity Locations

Address	City	County	State	Zip	Status / Accept
403 W Jasper Dr	Chandler		Arizona	85225-6650	Match / Y
600 W Ivanhoe St	Chandler		Arizona	85225-7239	Match / Y
1380 N Nebraska St	Chandler		Arizona	85225-6653	Match / Y
802 N Bogle Ave	Chandler		Arizona	85225-3987	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	